



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



July 28, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

11 July 28, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Jon Sanabria
Acting Director of Planning

Dear Supervisors:

**HEARING ON PROPOSED AMENDMENTS TO THE TOPANGA CANYON
AND SANTA MONICA MOUNTAINS NORTH AREA COMMUNITY
STANDARDS DISTRICTS (THIRD SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The project proposes amending the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (CSD) to allow the use of the director's review for yard modifications in the antiquated subdivision areas of the Topanga community for construction of fences and walls exceeding the maximum allowable height of 42 inches within required front yards, and within corner side, rear and interior side yards adjacent to roadways, up to a maximum height of six feet, and proposes development standards to regulate fence height, materials, and transparency. All new and replacement fences, walls and landscaping in the entire Topanga community would be required to adhere to the new development standards. In the North Area CSD, only the Topanga Canyon Area will be affected by the amendments.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration; and,
2. Approve the recommendation of the Regional Planning Commission as reflected in the attached draft ordinance amending the provisions of the Topanga Canyon and the Santa Monica Mountains North Area Community Standards Districts and

determine that it is compatible with and supportive of the goals and policies of the Malibu Land Use Plan and the Santa Monica Mountains North Area Plan, both of which are components of the Countywide General Plan.

3. Instruct County Counsel to prepare an ordinance amending the Topanga Canyon and the Santa Monica Mountains North Area Community Standards Districts as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Many fences and walls have been installed within required yards in the Topanga community without approvals from the Department of Regional Planning or, for areas within the Coastal Zone, the California Coastal Commission. As a result, safety in the area has been compromised and visual resources have been impacted. In the antiquated subdivision areas of the Topanga community, the variance procedure is the only process available to consider requests for yard modifications, such as fence height increases within required yards. The requirement to obtain a variance places an undue burden on property owners as most unincorporated areas, including the areas of the Topanga community outside the antiquated subdivisions, allow yard modifications to be considered through the director's review procedure. These proposed amendments are intended to provide a less burdensome procedure for certain yard modifications, but to continue to address issues related to safety and visual resource protection.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed amendments to the Topanga Canyon and Santa Monica Mountains North Area CSDs promote the County's Strategic Plan goal of Service Excellence. The proposed amendments have been carefully researched and analyzed to ensure that they are protective of public health and safety and the environment, and responsive to public concerns. Establishing a clear set of rules and ensuring efficiency in the County's zoning code promotes Service Excellence.

The proposed CSD amendments also promote the County's vision for improving the quality of life in Los Angeles County. The Topanga community of the Santa Monica Mountains is primarily a rural area characterized by steep canyons and rolling hills with narrow winding roads. The proposed CSD amendments will help to ensure safety by improving roadway visibility. Additionally, a main goal of the CSDs is to protect the visual resources throughout the Topanga community. These amendments help to achieve this goal by establishing regulations for fence, wall and landscaping height, materials and transparency consistent with the goals and policies of the Malibu Land Use Plan and the Santa Monica Mountains North Area Plan. These amendments will ensure fences, walls and landscaping in the Topanga community are visually compatible with and enhance the visual quality of the surrounding landscape.

FISCAL IMPACT/FINANCING

Adoption of the proposed CSD amendments will not result in any significant new costs to the Department of Regional Planning or other County departments. The proposed CSD amendments require approval of a director's review to modify height limits or design standards. A director's review requires fees that are intended to recover the full cost for services provided in reviewing projects. Implementation of these CSD amendments will not result in additional net County costs and, therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On May 6, 2008, the Board of Supervisors instructed the Director of Regional Planning to prepare an ordinance to allow yard modifications with a director's review within the Topanga community, which includes the Topanga Canyon Community Standards District and the Topanga Canyon Area of the Santa Monica Mountains North Area Community Standards District. These proposed amendments address your directive.

The Regional Planning Commission conducted a public hearing on the proposed CSD amendments on December 10, 2008. The request before the Commission was to approve the proposed CSD amendments and the environmental document. The Regional Planning Commission voted to approve the proposed amendments and environmental document at this meeting, and directed that the amendments and environmental document be transmitted to your Board for consideration.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65353-65356 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 65090 of the Government Code relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

In compliance with California Environmental Quality Act (CEQA) Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, an Initial Study was prepared for this project. The Initial Study showed that no significant environmental effects will occur as a result of these amendments. Therefore, staff concluded that a Negative Declaration is the appropriate determination for this project.

A copy of the proposed Negative Declaration was transmitted to the County of Los Angeles Public Library for public review. Public notice was published in two newspapers of general circulation between September 19, 2008 and October 20, 2008, pursuant to Public Resources Code Section 21092. Staff received two general form letters from the County of Los Angeles Public Library and the State of California

Governor's Office of Planning and Research regarding the proposed Negative Declaration; neither agency had any comments on the determination.

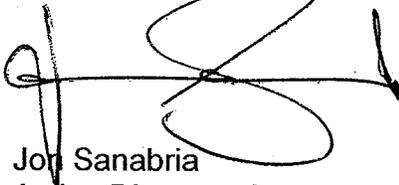
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed amendments to the Topanga Canyon and Santa Monica Mountains North Area CSDs will improve planning services to applicants seeking certain yard modifications by allowing the director's review procedure for requests to construct or place fences or walls exceeding 42 inches in height in required yards.

It is not anticipated that any additional Regional Planning staff members will be necessary to process director's review requests associated with these CSD amendments, and therefore adoption of the CSD amendments will not significantly impact County services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



Jon Sanabria
Acting Director of Planning

JS:RCH:GMN:JAJ

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Draft Ordinance
4. Draft Initial Study and Negative Declaration
5. Summary of Regional Planning Commission Proceedings
6. Public Comment Letters
7. Legal Notice of Board Hearing
8. List of Persons to be Notified

c: Chief Executive Officer
Acting County Counsel
Executive Officer, Board of Supervisors

RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on October 22, November 19 and December 10, 2008, on the matter of amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (the CSDs), and

WHEREAS, the Commission finds as follows:

1. On October 7, 1986, the Board of Supervisors adopted the Malibu Land Use Plan.
2. On October 24, 2000, the Board of Supervisors adopted the Santa Monica Mountains North Area Plan.
3. The Malibu Land Use Plan and the North Area Plan each direct the Department of Regional Planning to undertake several actions, including creating either an implementation program or a community standards district, critical for plan implementation.
4. The Topanga Canyon Community Standards District in the Coastal Zone and the Topanga Canyon Area of the Santa Monica Mountains North Area Community Standards District (the CSDs) were adopted in 1990 and 2001, respectively.
5. The existing CSDs contain provisions restricting the size of structures on small lots in steep areas. These provisions are intended to assist in providing more defensible space between structures and to retain the open, rural character of the community.
6. On May 6, 2008, the Board of Supervisors directed the Department of Regional Planning to prepare an ordinance to authorize use of the director's review procedure for yard modifications in the Topanga community, while retaining the provisions limiting the size of structures on small lots.
7. The CSDs require use of the variance procedure for modifications to development standards in the antiquated subdivisions. The director's review procedure is already available to areas of the CSDs outside the antiquated subdivisions and other unincorporated areas of the County.

8. The Topanga community consists predominantly of narrow, winding mountain roads restricting line-of-sight visibility of the roadways for pedestrians and motorists in much of the subject area.
9. The Topanga community is located within the Santa Monica Mountains, which is designated by the Los Angeles County Fire Department as a Very High Fire Hazard Severity Zone (VHFHSZ), the most dangerous classification.
10. Many of the lots in the Topanga community are in antiquated subdivisions, created prior to modern standards for lot size and access.
11. Natural terrain throughout the Santa Monica Mountains contributes significantly to the subject area's scenic beauty, which is widely recognized as one of its most distinctive and valuable attributes, and is highly visible to residents, motorists, and recreational users. The project area contains designated Scenic Routes, Significant Ridgelines, Scenic Elements, and Viewpoints. Consistent with the California Coastal Act, scenic resources must be protected.
12. The unique rural character and rural lifestyle enjoyed by residents of the subject area must be preserved.
13. Tall and opaque fences and walls exceeding maximum fence height requirements have been erected within required yards and at the highway line in the Topanga community without approval from the County.
14. The existing tall, opaque fences and walls within required yards and located at the highway line undermine visual protection policies and compromise safety and visual resources by limiting visibility along the narrow and often winding roadways. Additional tall, opaque fences and walls within required yards and located at the highway line would further impact visual resources and compromise safety in the Topanga community.
15. Allowing buildings and structures to be erected, placed or projected into required yards would further compromise safety by siting structures closer to each other and impact visual resources by severely restricting visibility; therefore, the director's review procedure will be authorized only for yard modifications for fences and walls within required yards in the Topanga community.
16. The requirement to obtain a variance for modifying fence heights within required yards places an unnecessary burden on property owners, as most unincorporated areas allow yard modifications through the director's review procedure.

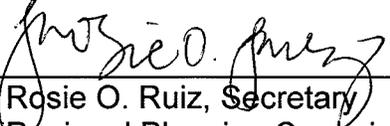
17. The proposed development standards are necessary at this time because they will ensure that fences, walls, and landscaping erected or placed within required yards and adjacent to roadways will maximize visibility and enhance safety throughout the Topanga community while ensuring privacy for residents.
18. The development standards are consistent with the goals and policies of the Malibu Land Use Plan and Santa Mountains North Area Plan, which are components of the Los Angeles County General Plan, and are consistent with the California Coastal Act's requirements for protection of visual resources in the Coastal Zone.
19. An Initial Study was prepared for this project, in compliance with the California Environmental Quality Act (CEQA) and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that, in light of the whole record before the Commission, no new significant environmental effects or substantial increases in the severity of previously-identified effects will occur as a result of these amendments; no substantial changes have occurred with respect to the circumstances under which the uses are undertaken; and no new information of substantial importance is available which was not previously discussed in the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended amendments to the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (the CSDs).
2. That the Board of Supervisors find that the recommended amendments are consistent with the goals, policies, and programs of the Los Angeles County General Plan.
3. That the Board of Supervisors find that the public safety and protection of visual resources justify implementing the policies of the Malibu Land Use Plan and Santa Monica Mountains North Area Plan.
4. That the Board of Supervisors the attached recommended amendments, allowing use of the director's review procedure for yard modifications in the antiquated subdivision areas of the Topanga community and establishing development standards for the entire Topanga community addressing fence, wall, and landscaping height, materials, and transparency.

5. That the Board of Supervisors certify the attached Negative Declaration for the proposed amendments to the Topanga Canyon and Santa Monica Mountains North Area CSDs, and find that the project will not have a significant effect on the environment.

I hereby certify that the foregoing resolution was adopted by a majority of the members of the Regional Planning Commission in the County of Los Angeles on December 10, 2008.



Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

- PROJECT IDENTIFICATION:** Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (CSDs) Yard Modification Procedure Amendment.
- REQUEST:** Adopt the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (CSDs) Amendments.
- LOCATION:** Santa Monica Mountains Coastal Zone and North Area (Third Supervisorial District).
- STAFF CONTACT:** Ms. Gina M. Natoli, AICP, at (213) 974-6422.
- RPC HEARING DATE:** December 10, 2008
- RPC RECOMMENDATIONS TO BOARD OF SUPERVISORS:**
- Hold a public hearing to consider the proposed amendments to the Topanga Canyon and Santa Monica Mountains North Area CSDs.
 - Find that the amendments are consistent with the goals, policies, and programs of the Los Angeles County General Plan.
 - Find that public safety, public convenience, general welfare, and good planning practice justify implementing the policies of the 1986 Malibu Land Use Plan and the Santa Monica Mountains North Area Plan (Plans).
 - Adopt the recommended amendments allowing the use of the director's review procedure for certain yard modifications and establishing development standards for fences and walls within those yards.
 - Certify the Negative Declaration.
- MEMBERS VOTING AYE:** Bellamy, Helsley, Modugno, and Valadez
- MEMBERS VOTING NAY:** None.
- MEMBERS NOT VOTING:** Rew (absent).
- KEY ISSUES:** Many fences and walls have been installed within required yards in the Topanga community without approvals from the Department of Regional Planning or, for areas within the Coastal Zone, the California Coastal Commission. As a result, safety in the area has been compromised and visual resources have been impacted. In the antiquated subdivision areas of the Topanga community, the variance procedure is the only process available to consider requests for yard modifications, such as

fence height increases within required yards. The requirement to obtain a variance places an undue burden on property owners as most unincorporated areas, including the areas of the Topanga community outside the antiquated subdivisions, allow yard modifications to be considered through the director's review procedure. These proposed amendments would allow use of the director's review procedure for certain yard modifications and are intended to provide a less burdensome procedure for considering these yard modifications, yet will continue to address issues related to safety and visual resource protection.

The proposed amendments are needed to ensure that property owners do not face an undue burden when requesting a yard modification for fences and walls within required yards. The amendments also ensure that the natural environment, public safety and neighborhood character are protected by establishing development standards for such fences and walls. Applicants for such approvals must substantiate that any fences or walls constructed in required yards preserve public safety and scenic resources.

MAJOR POINTS FOR:

The amendment:

- Allows use of the director's review procedure for certain yard modifications.
- Establishes development standards for the construction of fences and walls within required yards in order to protect public health, safety, and welfare and the natural environment.
- Clarifies that the development standards apply to new construction or replacement of fences and walls.

MAJOR POINTS AGAINST:

- Allowing use of the director's review procedure instead of the variance procedure makes it too easy to place fences and walls in locations that threaten public safety.

- Compromise privacy and safety by allowing visibility into private property from adjacent roadways;
- Reduce protection of people and pets from wild animals of the surrounding mountains; and,
- Increase light and noise impacts from passing vehicles.

TOPANGA CANYON AND SANTA MONICA MOUNTAINS NORTH
AREA COMMUNITY STANDARDS DISTRICTS
ORDINANCE AMENDMENTS

ORDINANCE NO. _____

An ordinance amending Title 22, Planning and Zoning of the Los Angeles County Code, to authorize certain yard modifications with a director's review and establishing development standards for fences, walls and landscaping in the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.119 Topanga Canyon Community Standards District is amended as follows:

22.44.119 Topanga Canyon Community Standards District. A.
Intent and Purpose. The Topanga Canyon Community Standards District is established to implement certain policies related to small lot antiquated subdivision development contained in the Malibu Local Coastal Program Land Use Plan. The district will establish development standards in hillside and other areas that lack adequate infrastructure or that are subject to the potential hazards of fire, flood or geologic instability. Preservation of important ecological resources and scenic features will also be accomplished through the use of this district. The district also establishes development standards, including safety features, for fences, walls and landscaping located along roads within the Topanga Community.

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D. Community-wide Development Standards

1. Fences and walls. The following provisions apply to new construction and/or replacement of fences and walls exceeding 42 inches in height within required front yards, corner side yards or rear yards, where closer than five feet to the highway line, provided a director's review has been approved pursuant to Part 12 of Section 22.46. Fences and walls located between five feet from the highway line and the remainder of the required yard, and retaining walls, are subject to the provisions of Section 22.48.180.

a. Height. No fence or wall shall exceed six feet in height, inclusive of any architectural feature, fixture and/or support element attached to or part of the fence.

b. Transparency. At least 70 percent of the fence or wall area above 42 inches in height shall be open and non-view-obscuring. The open and non-view-obscuring area must be evenly distributed horizontally along the entire length of the fence or wall.

(i) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls.

(ii) Vertical support elements shall be a minimum five feet apart.

(iii) Non-support vertical or horizontal fence elements shall have a maximum diameter of two inches.

c. Materials. All yard fences and walls shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel,

wrought iron or a combination of these materials. Either recycled or composite materials, each with the appearance and texture of wood, may also be used. Chain link, wire and highly reflective materials are prohibited. Except for vertical support elements, the area of the fences and walls above three and one-half feet in height shall be constructed of either recycled or composite materials, each with the appearance and texture of wood, or wood, tubular steel, or wrought iron.

Fence and wall materials shall comply with at least one of the following:

- (i) Noncombustible construction;
 - (ii) Ignition resistant and meet the requirements of
- State Fire Marshall section 12-7A-4 parts A and B;
- (iii) Heavy timber construction; or
 - (iv) Exterior fire-retardant treated wood

construction.

d. Colors. Only earth-tone colors that are similar to the surrounding landscape shall be used.

2. Landscaping. Trees, shrubs, vines, flowers and other landscaping forming a barrier or obstructing views in the same manner as a fence or wall shall not exceed 42 inches in height where closer than 10 feet to the highway line.

3. Modifications Authorized. Any modifications to the fence, wall and landscaping standards contained in subsections D.1 and D.2 granted by the director pursuant to Section 22.48.180 and the procedures of Part 12 of Chapter 22.56 shall include findings that the proposal will not create a safety hazard. In addition to the information required under Section 22.48.180, an

application for a director's review requesting a yard modification shall contain the following information:

a. A scaled site plan showing the proposed fence or wall location, setbacks and fence or wall height measurements.

b. A scaled elevation drawing of the proposed fence or wall showing measurements of all fence or wall elements, including fence or wall height, and all proposed materials and colors.

E. Zone-specific Development Standards (Reserved)

F. Area-specific Development Standards. The following provisions apply to all land within small lot subdivisions as defined in this section:

...

5. Procedural Requirements.

b. Any modifications of development standards, except for fences, walls and landscaping pursuant to subsection D.3, shall be considered only through the variance procedures contained in Part 2, Chapter 22.56 of this code. The maximum allowable gross structural area as determined by the slope intensity formula shall not be subject to modification.

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SECTION 2. Section 22.44.133 Santa Monica Mountains North Area Community Standards District is amended as follows:

F. Area-Specific Development Standards.

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2. Topanga Canyon Area.

a. Intent and Purpose. The Topanga Canyon area is established to implement certain policies related to small-lot antiquated subdivision development contained in the Santa Monica Mountains North Area Plan. The area-specific development standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area. The district also establishes development standards for fences, walls and landscaping located along roads within the Topanga Community and promotes alternative designs that include safety features.

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d. Development Standards.

i. Fences and walls. The following provisions apply to new construction and/or replacement of fences and walls exceeding 42 inches in height within required front yards, and within required corner side yards, rear yards and interior side yards where closer than five feet to the highway line, provided a director's review has been approved pursuant to Part 12 of Section 22.46.

(A) Height. No fence or wall shall exceed six feet in height, inclusive of any architectural feature, fixture and/or support element attached to or part of the fence.

(B) Transparency.

(1) At least 70 percent of the fence or wall area exceeding 42 inches in height shall be open-air and non-view-obscuring. The open-air and non-view-obscuring area must be evenly distributed horizontally along the entire length of the fence or wall.

(2) No slats or other view-obscuring materials may be inserted into, placed in front of or behind, or affixed to such fences and walls.

(3) Vertical support elements shall be a minimum five feet apart.

(4) No non-support vertical or horizontal fence elements shall exceed two inches in diameter.

(C) Materials. All yard fences shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron or a combination of these materials. Either recycled or composite materials, each with the appearance and texture of wood, may also be used. Chain link, wire and highly reflective materials are prohibited. Except vertical support elements, the area of the fences and walls above three and one-half feet in height shall be constructed of only wood, tubular steel, wrought iron or either recycled or composite materials, each with the appearance and texture of wood.

Fence and wall materials shall either be:

(1) Noncombustible construction;

(2) Ignition resistant and meet the requirements of State Fire Marshall section 12-7A-4 parts A and B;

(3) Heavy timber construction; or

(4) Exterior fire-retardant treated wood construction.

(D) Colors. Only earth-tone and neutral colors that are similar to the surrounding landscape shall be used.

ii. Landscaping. Trees, shrubs, vines, flowers and other landscaping forming a barrier or obstructing views in the same manner as a fence or wall shall not exceed 42 inches in height if located within 10 feet of a highway line. Landscaping located more than 10 feet away from the highway line may extend up to six feet in height. This six-foot height restriction does not apply to locally-indigenous trees such as oaks, sycamores and California walnuts.

iii. Modifications Authorized. Any modifications to the fence, wall and landscaping standards contained in subsections d.i and d.ii granted by the director pursuant to Section 22.48.180 and the procedures of Part 12 of Chapter 22.56 shall include findings that the proposal will not create a safety hazard and will not impair views of scenic resources. In addition to the information required under Section 22.48.180, an application for a director's review requesting a yard modification shall contain the following information:

(A) A scaled site plan showing the proposed fence or wall location, setbacks and fence or wall height measurements.

(B) A scaled elevation drawing of the proposed fence or wall showing measurements of all fence or wall elements, including fence or wall height, and all proposed materials and colors.

iv. Development Standards. The construction of residential units on a lot or parcel of land of less than one acre within a small lot subdivision shall be subject to the following development standards:

i. (A) For the construction of residential units on a lot or parcel of land of 5,000 square feet or more, the maximum gross structural area shall be equal to 20 percent of the area of the lot or parcel. Construction of residential units on a lot or parcel of land of less than 5,000 square feet shall be subject to the following slope intensity formula:

(A)(1) The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$GSA = (A/5) \times [(50-S)/35] + 500$$

Where:

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

Where:

S = average natural slope in percent.

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least five contour lines.

L = total accumulated length of all contour lines of interval "I" in feet.

A = the area of the building site in square feet.

(B) (2) All slope calculations shall be based on natural, not graded conditions. Maps of a scale generally not less than one inch equals 10 feet (1"=10'), showing the building site and existing slopes, prepared by a licensed surveyor or registered professional civil engineer, shall be submitted with the application. If slope is greater than 50 percent, enter 50 for S in the GSA formula.

(C) (3) The maximum allowable GSA as calculated above may be increased as follows:

(1) (a) Add 500 square feet or 12.5 percent of the total lot area, whichever is less, for each lot which is contiguous to the designated building site, provided that such lot(s) is (are) combined with the building site, and all potential for residential development on such lot(s) is permanently extinguished.

(2) (b) Add 300 square feet or 7.5 percent of the total lot area, whichever is less, for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site, provided that such lot(s) is (are) combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.

(D) (4) The floor area requirement for single-family residences contained in Section 22.20.105 shall not apply.

(E) (5) All residences approved in small lot subdivisions by the slope intensity formula shall be subject to an improvement condition requiring that any future additions or improvements to the property shall be subject to an additional review by the director.

ii. (B) The provisions of Sections 22.48.060, 22.48.080, and 22.48.140 shall not apply.

iii. (C) Procedural Requirements

(A) (1) Any building or grading permit shall be subject to the director's review procedure contained in Part 12 of Chapter 22.56, except that the director shall not consider requests for modification.

(B) (2) Any modifications of development standards, except for fences, walls and landscaping pursuant to subsection F.2.d.iii shall be considered only through the variance procedures contained in Part 2 of Chapter 22.56. The maximum allowable gross structural area as determined by the slope intensity formula shall not be subject to modification.

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***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

C.S. II Date: September 22, 2008 Staff Member: Jeffrey A. Juarez

Thomas Guide: Pages 589, 590, 630 USGS Quad: Topanga, Malibu Beach

Location: The Topanga area Community Standards Districts are located in the Santa Monica Mountains, along the Coastal Zone Boundary, west of the City of Los Angeles, south of the City of Woodland Hills, and north of the City of Malibu.

Description of Project: Amendments to the Topanga Canyon and Santa Monica North Area Community Standards Districts (CSDs) authorizing the Director of Regional Planning to consider yard modifications for construction of fences and walls exceeding the maximum allowable height within required yard setbacks, and establishing development standards for fences and walls. The current CSDs authorize consideration of yard modifications only through the variance procedure contained in Part 2 of Chapter 22.56 of the Planning and Zoning Code. The proposed amendments will limit fences and walls within required yard setbacks to a maximum height of six feet.

Gross Acres: 4,709

Environmental Setting: The area potentially affected by the amendment is situated within the eastern unincorporated Santa Monica Mountains. The area is characterized by the presence of urban-density single-family residences, neighborhood commercial areas along Topanga Canyon Boulevard, and narrow winding mountain roads. The terrain includes rolling and steep hills, some with Significant Ridgelines, streams, canyons, and ponds. The area's flora consists of native vegetation, such as oak trees, chaparral, scrub, and ornamental landscaping, and its diverse fauna includes Steelhead Trout, Southwestern Pond Turtles, red-Legged frogs, coyotes, bobcats, and red-tailed hawks.

Zoning: A-1, A-2, R-1, R-R, O-S, C-3, M-1

General Plan: R – Rural Communities, O – Open Space, SEA – Significant Ecological Area
Parks, Residential I, Institution and Public Facilities, Rural Land I, Rural Land

Community/Area wide Plan: II, Rural Land III, Mountain Land, Rural Commercial

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>Not Applicable</i>	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<p><u>Responsible Agencies</u></p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Regional Water Quality Control Board</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> Los Angeles Region</p> <p style="padding-left: 20px;"><input type="checkbox"/> Lahontan Region</p> <p><input checked="" type="checkbox"/> Coastal Commission</p> <p><input checked="" type="checkbox"/> Army Corps of Engineers</p> <p><input checked="" type="checkbox"/> Fish & Wildlife Service</p> <hr/> <p><input type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p> <hr/> <p style="text-align: center;"><u>Trustee Agencies</u></p> <hr/> <p><input checked="" type="checkbox"/> State Fish and Game</p> <hr/> <p><input checked="" type="checkbox"/> State Parks</p> <hr/> <p><input type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p> <hr/>	<p><u>Special Reviewing Agencies</u></p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Santa Monica Mountains Conservancy</p> <p><input checked="" type="checkbox"/> National Parks</p> <p><input type="checkbox"/> National Forest</p> <p><input type="checkbox"/> Edwards Air Force Base</p> <p><input checked="" type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area</p> <p><input checked="" type="checkbox"/> Caltrans</p> <hr/> <p><input checked="" type="checkbox"/> Cal State Fullerton</p> <hr/> <p><input type="checkbox"/></p> <hr/>	<p><u>Regional Significance</u></p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> SCAG Criteria</p> <p><input checked="" type="checkbox"/> Air Quality</p> <p><input type="checkbox"/> Water Resources</p> <p><input checked="" type="checkbox"/> Santa Monica Mtns. Area</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <hr/> <p style="text-align: center;"><u>County Reviewing Agencies</u></p> <hr/> <p><input type="checkbox"/> Subdivision Committee</p> <hr/> <p><input checked="" type="checkbox"/> DPW: Land Development</p> <hr/> <p style="padding-left: 40px;">Traffic and Lighting</p> <hr/> <p style="padding-left: 40px;">Geotechnical and Materials Engineering</p> <hr/> <p style="padding-left: 40px;">Waterworks and Sewer Maintenance</p> <hr/> <p style="text-align: center;"><u>Drainage and Grading</u></p> <hr/> <p><input checked="" type="checkbox"/> Parks and Recreation</p> <hr/> <p><input checked="" type="checkbox"/> Fire Department</p> <hr/> <p><input checked="" type="checkbox"/> Sheriff</p> <hr/> <p><input checked="" type="checkbox"/> Public Library</p> <hr/> <p><input checked="" type="checkbox"/> Public Health</p> <hr/> <p><input checked="" type="checkbox"/> Sanitation Districts</p> <hr/>
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IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *4 – Urban Expansion; 6 – Rural Commercial; 7 – Non-Urban Hillside; 9 – Non-Urban Open Space; 10 – Significant Ecological Area*

2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Jeffrey A. Juarez Date: September 17, 2008

Approved by: _____ Date: _____

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Los Angeles County Safety Element: Fault Rupture Hazards and Historic Seismicity Map</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>The project area contains some historic landslides (State of California Seismic Hazard Zones Map – Topanga, Malibu Beach Quads), but the project does not propose any new development in major landslide areas.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project area may have areas of high slope instability, but the project does not propose any new development in these areas.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The project area contains historic or potential occurrence of liquefaction (State of California Seismic Hazard Zones Map – Topanga, Malibu Beach Quads), but the project does not propose any new development in these areas.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The project proposes a change in procedure and modifications to development standards, and does not propose any use that could be considered sensitive and located in close proximity to a significant geotechnical hazard.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>The project proposes a change in procedure and modifications to development standards, and does not propose new development. Future development of fences and walls may be subject to the County's grading ordinances.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development that would impact areas of geotechnical sensitivity. Future development of fences and walls may be subject to the County's grading ordinances.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>The project area includes Topanga, Old Topanga, Greenleaf, Hondo, Dix, Tuna, Red Rock, Santa Maria and Garapito Creeks (Malibu Beach and Topanga Quads), but no development is proposed that could impact these major drainage courses.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>The project area contains a 100-year flood plain (Los Angeles County Safety Element: Flood and Inundation Hazards Map), but no development is proposed in the floodplain area.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in or subject to high mudflow conditions? <i>The project area may have areas of high mudflow conditions, but the project does not propose any new development in areas subject to these conditions.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>The project does not propose new development. Future development of fences and walls may be subject to the County's grading ordinances to address any potential concerns related to erosion and debris deposition from run-off.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>The project does not propose new development that could alter drainage patterns of the project area.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)? <i>N/A</i>

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)
- Approval of Drainage Concept by DPW
- MITIGATION MEASURES OTHER CONSIDERATIONS
- Lot Size Project Design

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development. Future development of fences and walls may be subject to the County's grading ordinances to address potential floods impacts and drainage problems.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?</p> <p><i>A majority of the project area is located in a Very High Fire Hazard Severity Zone (Los Angeles County Safety Element – Wildland and Urban Fire Hazards Map), but the project does not propose new development.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?</p> <p><i>The project area is in a high fire hazard area served by inadequate access due to narrow and often steep roads, but the project does not propose new development that could worsen access conditions.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?</p> <p><i>The project area includes Hillside Drive east and west of Topanga Canyon Boulevard and Entrada Road east of Topanga Canyon Boulevard that have more than 75 dwelling units on a single access in a high fire hazard area, but no development is proposed in these areas.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area having inadequate water and pressure to meet fire flow standards?</p> <p><i>The project area may have inadequate water and pressure to meet fire flow standards, however the project proposes no new development that could increase demands on already-inadequate water and pressure capacity.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?</p> <p><i>The project area contains development that utilizes propane tanks, but the project does not propose development that could increase the use of propane tanks or be in close proximity to potentially dangerous fire hazard conditions/uses.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the proposed use constitute a potentially dangerous fire hazard?</p> <p><i>The project does not propose a new use or new development. The proposed amendments do not authorize buildings to be erected in required yard setbacks, therefore no potentially dangerous fire hazard will be created.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p style="text-align: center;"><i>N/A</i></p>

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Compatible Use

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development. The proposed amendments do not authorize buildings to be erected in required yard setbacks, therefore no potentially dangerous fire hazard will be created.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The project area does not contain and is not near any high noise sources.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>The project entails changes to procedure and modifications to development standards, and does not propose any new use that could be considered sensitive or is in close proximity to sensitive uses.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>The project does not propose new development.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>The project does not propose new development. Future development may be subject to the County's noise ordinance.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development. Future development of fences and walls may be subject to the County's noise ordinance.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>The project area is known to have water quality problems, but the project does not propose new development or uses that could contribute to known water quality problems, and does not propose the use of individual water wells.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the proposed project require the use of a private sewage disposal system? <i>The project does not propose development that could require the use of private sewage disposal systems.</i></p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?</p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>The project does not propose new development. Future development may be subject to compliance with NPDES standards.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>The project does not propose new development. Future development may be subject to compliance with NPDES standards.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors? <i>N/A</i></p>

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Industrial Waste Permit	<input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)
<input type="checkbox"/> MITIGATION MEASURES	<input checked="" type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input checked="" type="checkbox"/> Project Design <input type="checkbox"/> Compatible Use

The proposed Topanga Canyon CSD amendment entails changes to procedure and modifications to development standards, and will not create new development. Future development of fences and walls may be subject to compliance with NPDES standards.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No impact
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RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? <i>The project proposes changes to procedure and modifications to development standards, and does not propose development that could exceed the State's criteria for regional significance.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>The project entails changes to procedure and modifications to development standards, and does not propose development or uses considered sensitive and located near a freeway or heavy industrial use.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>The project proposes changes to procedure and modifications to development standards, and does not propose development that could increase traffic congestion or require use of a parking structure, and therefore will not increase local emissions or exceed AQMD thresholds.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>The project area does have some sources of obnoxious odors and dust, but the project does not propose new development that could increase obnoxious odors, dust, and/or hazardous emissions in the project area.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan? <i>The project proposes changes to procedure and modifications to development standards, and does not propose development that could obstruct implementation of applicable air quality plans.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>The project proposes changes to procedure and modifications to development standards, and does not propose development that could violate air quality standards or contribute substantially to an existing or projected air quality violation.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? <i>The project proposes changes to procedure and modifications to development standards, and does not propose development that could result cumulatively in a considerable net increase of any criteria pollutant.</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development that could impact air quality plans, increase traffic congestion or air pollutants, violate air quality standards, or exceed AQMD emission thresholds.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Approximately 4 percent of the project area contains ESHA and less than 1percent contains SEA (Los Angeles County 1986 Malibu Land Use Plan and Los Angeles County SEA Map). The project does not propose development, and future development of fences and walls in these areas may be subject to review by the Environmental Review Board (ERB)</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>The project does not propose new development that could result in removal of substantial natural habitat areas. Future development of fences and walls may be subject to the County's grading ordinances, and may be subject to review by the ERB.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>The project area includes Topanga, Old Topanga, Greenleaf, Hondo, Dix, Tuna, Red Rock, Santa Maria, and Garapito Creeks (Malibu Beach and Topanga Quads), but the creek areas comprise a small portion of the project area, and no development is proposed that could impact any drainage courses.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Substantial portions of the project area contain major riparian and sensitive habitat areas (Significant Woodlands and Savannas). Future development of fences and walls in these areas may be subject to review by the ERB and the County's oak tree ordinance.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>The project area contains Coast Live Oak, Scrub Oak, and California Walnut trees. Future development of fences and walls potentially impacting oak trees will be subject to the requirements of the County's oak tree ordinance, which is not affected by these amendments. Developments requiring oak tree permits or potentially impacting unique native trees may be subject to review by the ERB.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>Very limited portions of the project area contain Steelhead Trout and Southwestern Pond Turtle habitat areas. Future development of fences and walls in these areas may be subject to review by the ERB.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>The project area includes several canyons and creeks, such as Topanga Creek, and publicly-owned open space which serve as wildlife corridors. Future development of fences and walls in required yards on private property will not obstruct, block, or narrow known wildlife corridors and open space linkages.</i></p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 ERB/SEATAC Review
 Oak Tree Permit

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development. The project does not propose alteration of the County's existing oak tree ordinance, and future development of fences and walls requiring oak tree permits or potentially impacting unique native trees may be subject to review by the ERB.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?</p> <p><i>The project area may include areas containing archaeological resources, and does contain oak trees and drainage courses – features indicating potential archaeological sensitivity. No development is proposed that could impact any archaeological resource areas. Future development of fences and walls may be subject to the County’s oak tree ordinance, and will not block, obstruct, or impede drainage courses.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain rock formations indicating potential paleontological resources?</p> <p><i>The project area may include areas containing rock formations indicating potential paleontological resources. No development is proposed that could impact any potential paleontological resources, and future development of fences and walls will not occur in areas containing rock formations, therefore no potential paleontological resources could be impacted.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Does the project site contain known historic structures or sites?</p> <p><i>The project area may contain a small number of historic structures. No development is proposed, and future development will be subject to proposed development standards requiring fence and wall design be compatible with known historic structures.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?</p> <p><i>The project does not propose new development that could cause any substantial adverse changes in the significance of a historical or archaeological resource.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p><i>The project does not propose new development that could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>N/A</i></p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Phase 1 Archaeology Report

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development. Future development of fences and walls will be subject to the County’s oak tree ordinance, and requests for oak tree permits may be subject to review by the ERB.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project area does not contain Mineral Resource Zones as defined by the State of California.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project area does not contain Mineral Resource Zones as defined by the State of California.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design

The project area does not contain Mineral Resource Zones as defined by the State of California.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? <i>No identified Farmland exists in the project area (Farmland Mapping and Monitoring Program Map).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project does not change zoning, and no Williamson Act contracts exist in the project area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>No identified Farmland exists in the project area.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

The project area does not contain identified Farmland.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?</p> <p><i>The project area does contain designated Scenic Elements, a Scenic Route, a Scenic Point, and existing and proposed Significant Ridgelines considered valuable visual resources in the Topanga Canyon area. However the proposed development standards include fence and wall height and transparency provisions (see below) to protect viewsheds and maximize visibility of the visual resources from roadways.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>The project does not propose any new development. The proposed development standards include fence and wall height and transparency provisions to maximize views of the surrounding Topanga Canyon area from regional riding and hiking trails.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The project area is primarily a developed area.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p> <p><i>The project entails changes to procedure and modifications to development standards, and does not propose any new development or use. The proposed development standards contain provisions to regulate fence and wall height and materials for compatibility with adjacent natural and residential areas.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project likely to create substantial sun shadow, light or glare problems?</p> <p><i>The project does not propose new development. The proposed development standards contain provisions to regulate fence and wall height and transparency to reduce sun shadow, light or glare problems.</i></p>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., grading or landform alteration)?</p> <p><i>N/A</i></p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Visual Report
 Compatible Use

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development. The proposed development standards for future fences and walls will address any potential impacts to visual quality, visual resources, and sun shadow, light or glare problems in the project area. Fences and walls in required yard setbacks exceeding 42 inches in height will be limited to six feet in height, and will be subject to minimum transparency levels.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? <i>The project area does have known congestion problems but the project does not propose any new development that would increase congestion problems.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>The project does not propose new development. The proposed development standards include provisions for fence and wall height and transparency to enhance line-of-sight visibility.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>The project will not affect parking capacity; no development is proposed.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>The proposed amendments do not authorize the narrowing, blocking, or impeding of public rights-of-way in the Topanga Canyon area.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? <i>The project does not propose new development, therefore no traffic thresholds will be exceeded.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? <i>The proposed amendments do not authorize the narrowing, blocking, or impeding of public rights-of-way in the Topanga Canyon area, nor will these amendments prevent bus lanes/stops, turnouts, or bicycles racks from being used or implemented.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development that would increase traffic congestion in the project area. The proposed development standards contain provisions that would enhance line-of-sight visibility for emergency responders and residents/employees in the area. These amendments do not propose any changes that would restrict or prevent access to or along public rights-of-way, nor will they conflict with any policies, plans, or programs supporting alternative transportation.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <hr/> <i>Parcels in the project area use onsite wastewater treatment systems (OWTS).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <hr/> <i>Parcels in the project area use OWTS.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <i>N/A</i>

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create capacity problems at the district level?</p> <p><i>The project does not propose new development and will not increase student population in the project area.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create capacity problems at individual schools that will serve the project site?</p> <p><i>The project does not propose new development and will not increase student population in the project area.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create student transportation problems?</p> <p><i>The project does not propose new development and will not increase student population in the project area that could impact student transportation.</i></p> <hr/>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create substantial library impacts due to increased population and demand?</p> <p><i>The project does not propose new development and will not increase student population or demand for library services in the project area.</i></p> <hr/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>N/A</i></p> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Site Dedication
 Government Code Section 65995
 Library Facilities Mitigation Fee

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development that could increase student population in the project area and impact school capacity, student transportation, or increase demand for library services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>The project does not propose new development and will not increase the population of the project area, therefore this project will not increase demand for fire and sheriff services. In addition, the proposed development standards contain fence and wall height and transparency provisions to enhance line-of-sight visibility for emergency responders.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <p><i>The project does not propose new development and will not increase the population of the project area to increase demand on fire and sheriff services.</i></p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p><i>N/A</i></p>

MITIGATION MEASURES

Fire Mitigation Fee

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development that would increase demand for fire and sheriff services. The proposed development standards contain fence and wall maximum height and minimum transparency provisions to enhance line-of-sight visibility for emergency responders.

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>The project area does not have inadequate water supply, but no development is proposed that could increase population and demand for public water supply or require the use of water wells.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>The project area may have inadequate water and pressure to meet fire fighting needs, but no development is proposed that could increase population and demand for water supply and pressure for fire fighting needs, or compromise current service levels.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>The project does not propose new development that could increase population and demand for utility services, or compromise current service levels.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>The project area has a sanitary waste disposal problem due to failing septic tank systems, but the project does not propose new development that could increase population and demand for additional systems. The County does have landfills reaching capacity, but no population increases are proposed that would further burden existing landfills.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? <i>The project does not propose new development that could increase population and demand for new or physically-altered government facilities.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269

Water Code – Ordinance No. 7834

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development that could increase population and demand for utilities or other services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources? <i>The project does not propose new development that could result in the inefficient use of energy resources.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>The project does not propose new development and does not propose changes to land use policy maps. The proposed amendments include provisions regulating fence and wall height and materials for compatibility with the Topanga Canyon area scale and character.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land? <i>The project does not propose changes to land use categories or zoning, therefore no reduction in the amount of agricultural land will occur.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURE

OTHER CONSIDERATIONS

Lot Size Project Design

Compatible Use

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development or make changes to land use policy maps. The proposed amendments include provisions regulating fence and wall height and materials for compatibility with the Topanga Canyon area scale and character.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Portions of the project area contain developments that utilize propane tanks, however no new development is proposed that could increase the use or storage of propane tanks or any hazardous materials within the project area.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Portions of the project area contain developments that utilize propane tanks, however no new development is proposed that could increase the use or storage of propane tanks or any hazardous materials within the project area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>The project proposes only changes to procedure and modifications to development standards. No new development is proposed.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>The project area may contain previous uses that indicate residual soil toxicity or are located within two miles downstream of a known groundwater contamination source within the same watershed, but the proposed amendments do not authorize expansion of these uses or new uses that could contaminate water sources.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>The project does not propose development that could create a significant hazard to the public or the environment involving the potential accidental release of hazardous materials into the environment.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>The project does not propose development that could emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project area does not contain any hazardous materials sites as referenced in the State of California Department of Toxic Substances Control EnviroStor database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? <i>The project is not located within an airport land use plan, or within two miles of a public or public use airport, or within the vicinity of a private airstrip.</i>
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>The project does not propose new development that could interfere with an adopted emergency response plan or emergency evacuation plan. The amendments do not authorize the narrowing, blocking, or impeding of public rights-of-way that could restrict access to emergency services.</i>
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development or authorize changes to land use policy maps, and will not result in the narrowing, blocking, or impeding access of emergency services.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The project entails changes to procedure and modifications to development standards, and does not propose changes to land use or zoning in the project area.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The project entails changes to procedure and modifications to development standards, and does not propose changes to land use or zoning in the project area.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
				<i>N/A</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community? <i>The project entails changes to procedure and modifications to development standards, and does not propose any development that could physically divide an established community.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>N/A</i>

STANDARD CODE REQUIREMENTS

MITIGATION MEASURES

OTHER CONSIDERATIONS

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development or make changes to land use policy maps.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project cumulatively exceed official regional or local population projections?</p> <p><i>The project entails changes to procedure and modifications to development standards, and does not propose changes to land use or zoning that could increase density or impact regional or local population projections.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?</p> <p><i>The project area is already developed. No development is being proposed that could induce substantial direct or indirect growth in the area.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project displace existing housing, especially affordable housing?</p> <p><i>The project entails changes to procedure and modifications to development standards. No development is being proposed that could displace existing housing, especially affordable housing.</i></p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?</p> <p><i>The project does not propose changes to the mix of housing and commercial uses. No development is being proposed that could result in a substantial job/housing imbalance or substantial increase in VMT.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project require new or expanded recreational facilities for future residents?</p> <p><i>The project entails changes to procedure and modifications to development standards. No development is being proposed that could require new or expanded recreational facilities for future residents.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p><i>The project entails changes to procedure and modifications to development standards. The project does not propose new development or redevelopment activities that could displace people.</i></p>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <p align="center"><i>N/A</i></p>

MITIGATION MEASURES

OTHER CONSIDERATIONS

The proposed CSD amendments entail changes to procedure and modifications to development standards, and will not create new development or authorize changes to land use policy maps that could result in population increases.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant Less than significant with project mitigation Less than significant/No impact

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

NEGATIVE DECLARATION

PROJECT NUMBER No. **RADV2008-01325**

- 1. DESCRIPTION:** The proposed project consists of amendments to the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (CSDs) authorizing the Director of Regional Planning to consider yard modifications for construction of fences and walls exceeding the maximum allowable height within required yard setbacks, and establishing development standards for these fences and walls. The current CSDs authorize consideration of yard modifications only through the variance procedure contained in Part 2 of Chapter 22.56 of the Planning and Zoning Code. The proposed amendments will limit fences and walls exceeding 42 inches in height within required front yards, and within side and rear yards adjacent to roadways, to a maximum height of six feet, and regulate fence and wall transparency and materials.

- 2. LOCATION:** Unincorporated territory of the Los Angeles County Santa Monica Mountains known as Topanga

- 3. PROPONENT:** County of Los Angeles Department of Regional Planning

- 4. FINDINGS OF NO SIGNIFICANT EFFECT:**
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

- 5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Jeffrey A. Juarez
 Community Studies II Section

DATE: September 17, 2008

**REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS
TOPANGA CANYON AND SANTA MONICA MOUNTAINS NORTH AREA
COMMUNITY STANDARDS DISTRICTS AMENDMENTS**

The Regional Planning Commission held a public hearing on December 10, 2008 to consider the amendments to the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts (CSDs). The amendments propose authorizing use of the director's review procedure to consider yard modifications in the antiquated subdivision areas of the Topanga community for construction of fences and walls exceeding the maximum allowable height within required yards, and establish development standards for these fences and walls. The proposed amendments will limit fences and walls exceeding 42 inches in height within required front yards, and within corner side, rear, and interior side yards adjacent to roadways, to a maximum height of six feet, and will regulate fence, wall and landscaping height, transparency and materials. Both CSDs lie completely within the Third Supervisorial District.

Notice of public hearing was published in local newspapers and notices were sent to every property owner in the Topanga community, and to owners of property within 500 feet of the Topanga community. The draft CSD amendments, staff report, Initial Study and Negative Declaration were made available for review at the following locations:

- *L.A. County One Stop Center: 26600 Agoura Road #110, Calabasas*
- *Malibu Library: 23519 Civic Center Way, Malibu*
- *Third Supervisorial District Field Office: 26600 Agoura Road #100, Calabasas*
- *Topanga Community House: 1440 N. Topanga Canyon Blvd., Topanga*
- *Regional Planning office: 320 West Temple St., Los Angeles, Room 1356*
- *Regional Planning website: <http://planning.lacounty.gov/docOrd.htm>*

December 10, 2008

Staff presented the proposed CSD amendments to the Commission for its review. The Commission held a brief discussion and then opened the public hearing. One community resident spoke in opposition to the amendments. He felt the process required to approve fences exceeding the height limit in required yards should not be made "easier". The Commission then closed the public hearing, approved the proposed CSD amendments and environmental document on a vote of 5-0, and directed staff to transmit the amendments and environmental document to the Board of Supervisors for their consideration.

**NOTICE OF PUBLIC HEARING
PROPOSED
TOPANGA CANYON AND SANTA MONICA MOUNTAINS NORTH AREA
COMMUNITY STANDARDS DISTRICTS AMENDMENTS**

NOTICE IS HEREBY GIVEN that the Regional Planning Commission, County of Los Angeles has recommended approval of the proposed Topanga and Santa Monica Mountains North Area Community Standards Districts amendments. The amendments will allow the use of the director's review procedure for yard modifications in the antiquated subdivision areas of the Topanga community for construction of fences and walls exceeding the maximum allowable height of 42 inches within required yards, up to a maximum height of six feet, and propose development standards to regulate fence height, materials, and transparency. The proposed amendments are necessary to provide a less burdensome procedure for certain yard modifications, but to continue to address issues related to safety and visual resource protection.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at 9:30 a.m. on July 28, 2009, pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following:

- Proposed modifications to Title 22 (Zoning Ordinance), amending the Topanga and Santa Monica Mountains North Area Community Standards Districts to allow use of the director's review procedure for certain yard modifications related to construction of fences and walls, and to establish development standards to regulate fence height, materials, and transparency.

All interested persons will be heard at the public hearing.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Ms. Gina M. Natoli, AICP, at (213) 974-6422.

In compliance with the California Environmental Quality Act and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, an Initial Study was prepared for these amendments. Based on the Initial Study, staff concluded that the appropriate environmental document for the amendments is a Negative Declaration. The Negative Declaration will also be considered at the Public Hearing.

ADA ACCOMMODATIONS: Assistive listening devices, agenda in Braille and/or alternate formats are available upon request. American Sign Language (ASL) interpreters, other auxiliary aids and services, or reasonable modifications to Board meeting policies and/or procedures, such as to assist members of the disability community who would like to request a disability-related accommodation in addressing the Board, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Please telephone the Executive Office of the Board at (213) 974-1431 (voice) or (213) 974-1707 (TTY), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Máquinas de traducción disponibles a petición.

Interpretes par alas juntas de los Supervisores del Condado de Los Angeles, favor llamar al (213) 974-1405 entre las horas de 8:00 a.m. a 5:00 p.m., lunes a viernes, con tres días de anticipación.

Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6466.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.